

January 7, 2022

Graeme Dutkowsky, Chairman
Joint Land Use Board
Borough of Dumont
50 Washington Avenue
Dumont, NJ 07628

40 Rucereto Avenue
Block 601, Lot 12
Borough of Dumont, Bergen County, NJ
Joint Land Use Board Application Review
Colliers Engineering & Design Project No. DUL-0025

Dear Mr. Dutkowsky:

Pursuant to your request, our office has reviewed the following plans and other documents filed by the Applicant in support of a Variance Application. The Applicant is proposing to construct a second driveway on the property.

- a) Site Plan consisting of one (1) sheet, prepared and signed by Charles L. Baldanza, R.A., P.E. of Baldanza Design, dated September 13, 2021, last revised November 23, 2021;
- b) Denial of Application letter prepared and signed by Robert Sherrow, dated October 12, 2021.

After our review of these documents, we offer the following comments in this matter:

General

1. The Property Owner/Applicant is:

Ibush Rama & Rosanna Bruno
574 Seminole Street
Oradell, NJ 07659

The Applicant/Owner shall notify the Borough of Dumont Joint Land Use Board of any changes to the above information.

2. The property is a rectangular shaped parcel fronting the west side of Rucereto Avenue.
3. The site is currently comprised of an existing two-family dwelling with attached garage, and paver driveway.
4. The property is located in Zone-X (areas determined to be outside the 0.2% annual chance floodplain) as shown on the Flood Insurance Rate Map (FIRM) for the Borough of Dumont. Bergen County, New Jersey, dated August 2019.

5. The Applicant is proposing to construct a second driveway on the property. The proposed driveway is 16 feet wide and is made of gravel. The existing driveway on the property is a 16.2 foot wide paver driveway.
6. The lot is in residential Zone R-A where an existing two-family dwelling is a conditional use. A driveway is considered an Accessorial use in this zone.

Variance / Waiver Requests

7. The Applicant is seeking variances from the following Borough Ordinance requirements:
 - a. §455-20, no driveway or other paved area having width of more than 20 feet shall be installed in any front yard area. The Applicant is proposing a second driveway making the total driveway width in the front yard 32.2 feet.
8. The Applicant is not seeking any waivers at this time.

Site Plan Review

9. The Applicant is proposing a new curb cut and driveway apron. The Applicant shall be made aware that they are responsible for obtaining the necessary permits for construction in the Borough right-of-way and that all curb construction, apron and sidewalk design shall conform to Borough ordinance §455-17.T.(2) and (3). The Applicant has proposed a driveway apron of poured concrete, six inches thick, with No. 4 wire reinforcement with a stabilized subbase. We take no exception to the proposed driveway apron design.
10. The additional driveway is proposed to be a gravel surface supported by a Belgium block curb. No detail of the gravel driveway has been presented. The gravel driveway shall conform to the Borough ordinance §455-17.T(1)(c): gravel shall be six-inch thick layer of compacted crushed stone with appropriate filter fabric underneath. The Applicant shall provide testimony regarding the proposed design conforming to the Borough ordinance.
11. The Board should be aware of the following pre-existing non-conforming conditions for this lot:
 - a. §455-35 – Limiting Schedule requires a minimum lot area of 15,000 S.F. where 9,375 S.F. is provided.
 - b. §455-35 – Limiting Schedule requires a Minimum Lot Width of 120 feet where 75 feet is provided.
 - c. §455-35 – Limiting Schedule requires a Minimum Lot Frontage of 150 feet where 125 feet is provided.
 - d. §455-35 – Limiting Schedule requires a Minimum Front Yard of 25 feet where 20.5 feet is provided
 - e. §455-35 – Limiting Schedule requires a minimum side yard of 15 feet, where 5.7 feet is provided on the south side and 4.9 feet is provided on the north side.
 - f. §455-35 – Limiting Schedule requires Minimum Side Yards of 40 feet where 10.6 feet is provided.

12. The existing non-conformities listed in comment 10 are not being affected by the proposed construction.
13. The Applicant is hereby made aware that drainage issues may arise during or after the proposed construction. It will be the Applicant's responsibility to remedy any drainage issues caused by the proposed improvements. In addition, water runoff directed to neighboring properties is prohibited. If runoff water does enter neighboring properties as a result of the proposed improvements, the Applicant will be responsible to remedy the situation at no cost to the Borough.

Should you have any questions, you may contact me at (973) 398-3144, extension 4561.

Sincerely,

Colliers Engineering & Design



Carl P. O'Brien
Department Manager - Municipal
PE, PP, CME, CPWM

CPO/nhc

cc: Rebecca Vazquez, Joint Land Use Board Secretary (rvazquez@dumontboro.org)
William Paige, Joint Land Use Board Clerk (wpaige@dumontboro.org)
Board Members (via Joint Land Use Board Secretary)
Douglas M Bern, Esq., Board Attorney (dbern@root.com)
Robert Sherrow, Zoning Officer (via email)
Charles Baldanza, Applicant's Engineer (via email)